

QUITCLAIM DEED

007763

NO TRANSFER
TAX PAID

KNOW ALL BY THESE PRESENTS that I, THEODORE ROSENTHAL, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which I do hereby acknowledge, do hereby release and quitclaim to ROBERT ROSENTHAL and ARLYNE R. SACKS, whose mailing address is c/o Post Office Box 296, Waterville, Maine 04901, their heirs and assigns forever, all of my right, title, and interest in and to the the following described real estate, viz:-

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Commencing at the southeasterly corner of land conveyed by Robert Rosenthal, et als, Trustees to Kennebec Apartments, Inc., dated March 4, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1514, Page 874, at the line of land now or formerly owned by Waterville Area Industrial Development Corp., thence running southerly along land now or formerly of Waterville Area Industrial Development Corporation to the northerly line of a certain right-of-way leading from Webb Avenue to the Waterville Industrial Site, so-called; thence in a westerly direction along the northerly line of said right-of-way twenty-three feet, more or less, to the easterly line of land conveyed by Maine National Bank, et als, Trustees to Robert Rosenthal, et als, dated March 13, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3546, Page 264; thence running northerly along said Rosenthal land to the southerly line of land now or formerly of Kennebec Apartments, Inc.; thence easterly along the southerly line of said Kennebec Apartments, Inc., twenty-three feet, more or less, to the point of beginning.

Meaning and intending to convey, and hereby conveying, a portion of the property conveyed to Federal Trust Company, Robert Rosenthal, Theodore Rosenthal, and Arlyne R. Sacks, as co-trustees, by two deeds, one dated February 6, 1962 and recorded in the Kennebec County Registry of Deeds in Book 1254, Page 116, and the other dated July 2, 1962, and recorded in said Registry of Deeds in Book 1269, Page 187.

TO HAVE AND TO HOLD the aforegranted premises, with all the privileges and appurtenances thereof, to the said ROBERT ROSENTHAL and ARLYNE R. SACKS, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of May June 1990, 1990.

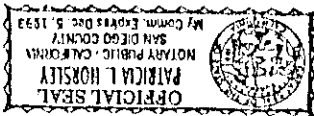
Gather & Green
Witness

Theodore Rosenthal
Theodore Rosenthal

STATE OF California
San Diego, SS.

June 8, 1990

Personally appeared the above-named Theodore Rosenthal, and acknowledged the foregoing instrument to be his free act and deed. Before me,



Patricia L. Horsley
Notary Public/Attorney at Law
Patricia L. Horsley
Name Typed or Printed

RECEIVED KENNEBEC SS.

-2-

1991 APR 30 AM 9:00

ATTEST: James Earl Wilson
REGISTER OF DEEDS